

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Asheville Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$21,152,051**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	18			
Program Progress:							
% of Funds Committed	98.78 %	94.44 %	2	95.51 %	87	83	
% of Funds Disbursed	96.17 %	87.72 %	1	87.58 %	93	91	
Leveraging Ratio for Rental Activities	13.71	6.6	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.22 %	87.21 %	11	82.17 %	44	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.90 %	73.81 %	10	71.17 %	47	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.05 %	78.12 %	9	81.54 %	70	66	
% of 0-30% AMI Renters to All Renters***	35.18 %	38.71 %	10	45.68 %	30	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.20 %	1	96.19 %	100	100	
Overall Ranking:			In State:	6 / 18	Nationally:	61 63	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,625	\$9,938		\$27,510	813 Units	48.90 %	
Homebuyer Unit	\$15,906	\$11,369		\$15,239	271 Units	16.30 %	
Homeowner-Rehab Unit	\$19,728	\$24,536		\$20,932	175 Units	10.50 %	
TBRA Unit	\$1,035	\$1,614		\$3,121	403 Units	24.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Asheville Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$90,654	\$103,546	\$18,872
State:*	\$69,573	\$85,050	\$26,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	4.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	69.1	54.2	85.1	62.9
Black/African American:	27.3	23.6	13.7	33.7
Asian:	0.2	0.4	0.0	0.0
American Indian/Alaska Native:	0.4	0.7	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.7	0.0	0.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.2	0.4	0.0	0.0
Black/African American and White:	0.1	0.4	0.0	0.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.0	0.6	0.0

ETHNICITY:

Hispanic	2.3	19.6	0.6	2.0
----------	---	--	---	---

HOUSEHOLD SIZE:

1 Person:	61.5	21.4	50.3	62.9
2 Persons:	17.5	22.9	28.6	21.4
3 Persons:	10.5	17.7	11.4	8.2
4 Persons:	7.0	20.3	7.4	5.4
5 Persons:	2.3	10.7	1.7	1.4
6 Persons:	1.2	2.6	0.0	0.3
7 Persons:	0.0	2.2	0.0	0.3
8 or more Persons:	0.0	2.2	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.9	25.1	10.3	64.3
Elderly:	42.6	4.8	59.4	4.1
Related/Single Parent:	23.7	32.5	12.6	18.0
Related/Two Parent:	8.4	33.6	11.4	1.7
Other:	2.5	4.1	4.0	11.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	50.4	0.0 #
HOME TBRA:	0.1	
Other:	14.0	
No Assistance:	35.4	

of Section 504 Compliant Units / Completed Units Since 2001 135

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Asheville Consortium

State: NC

Group Rank: 61
 (Percentile)

State Rank: 6 / 18 PJs

Overall Rank: 63
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	90.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	72.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

